



NEWTON HISTORY MUSEUM

 at The Jackson Homestead

David B. Cohen, Mayor
Cynthia Stone, Director



December 5, 2008

Joyce Moss, Chair
Community Preservation Commission
City of Newton

Dear Joyce,

Please find attached a copy of our application for CPA funds to restore the exterior of the Jackson Homestead. This proposal is being submitted on behalf of the Newton History Museum and the city's Public Building Department under Nick Parnell. The funding for this project will flow through the latter with input from the former.

As you are aware, the Board of Aldermen has recommended that we submit this proposal to your committee. We would like to complete the restoration of our exterior as early as possible in the 2009 calendar year. In 2009 we are celebrating the 200th anniversary of the construction of the Jackson Homestead with a variety of public programs and events. Having the building in prime condition will reflect well on the value which the city of Newton puts on its historic properties.

Cordially,

Cynthia Stone
Director

*Headquarters of
the Newton
Historical Society*

Division 2 - Site Work and Demolition

Remove shutters,shutter holdbacks, storm windows for repainting	\$	2,000.00	
Scaffolding/Staging	\$	10,000.00	
Remove and Dispose of roof shingles and underlayment -30 sq	\$	4,500.00	
Division 2 - Sub Total:			\$ 16,500.00

Division 6 Wood and Plastic

Provide new custom bulkhead door	\$	2,000.00	
Replace 20' length of wood gutter	\$	1,500.00	
Roof eave repair	\$	5,000.00	
Provide new ridge vents	\$	3,500.00	
Wood repair	\$	4,000.00	
Division 6 - Sub Total:			\$ 16,000.00

Division 7 - Thermal and Moisture Protection

Provide new lead coated copper and copper flashings at chimneys	\$	8,000.00	
Provide new aluminum downspouts and accessories	\$	2,000.00	
Provide new asphalt roof shingles and underlayment-30 sq	\$	10,500.00	
Division 7 - Sub Total:			\$ 20,500.00

Division 8 - Doors and Windows Not Used

Division 9 - FINISHES

Treat existing and new gutters with preservative	\$	1,000.00	
Paint exterior including trim, decks,shutters,windows	\$	30,000.00	
Division 9 - Sub Total:			\$ 31,000.00

Division 10 - Specialties

Provide new shutterdogs at all windows	\$	7,500.00	
Division 10 - Sub Total:			\$ 7,500.00

Division 16 - Electrical - Not Used

Construction Budget Subtotal:	\$	91,500.00	
General Bonds and Insurance (2%):	\$	1,830.00	
General Conditions (10%):	\$	9,150.00	
Sub Total:	\$	102,480.00	
G.C. Overhead and Profit (15%):	\$	15,372.00	
Construction Contingency- 15%	\$	15,372.00	

TOTAL DESIGN DEVELOPMENT BUDGET:	\$	133,224.00
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David B. Cohen
Mayor

Newton, Massachusetts Fy09 COMMUNITY PRESERVATION PROPOSAL

Date received:



Submit by 4 pm, 5 December 2008 to:

Alice E. Ingerson, Community Preservation Program Manager
Newton Planning and Development Department
1000 Commonwealth Ave., Newton, MA 02459
aingerson@newtonma.gov 617.796.1144

Proposals must follow instructions in the current Community Preservation Handbook, available upon request and online at www.ci.newton.ma.gov/cpa. You may adjust spaces, but use NO MORE THAN 1 PAGE to answer all questions on this page.

Project CONTACTS		<i>Name & title / affiliation, mailing address, email, daytime phone, & any other way we should contact you (fax, mobile phone, ...) Star (*) name of the project manager, who will track budget & submit updates.</i>				
Ms. Cynthia Stone Director, Newton History Museum 527 Washington St., Newton MA 02458 cstone@newtonma.gov 617.796.1451		* Mr. Nicholas Parnell City of Newton, Commissioner of Public Buildings 52 Elliot St, Newton Upper Falls MA 02464 nparnell@newtonma.gov 617.796.1600				
Project TITLE	Exterior Restoration of Jackson Homestead					
LOCATION	<i>Full street address (with zip code) or other precise location.</i> 527 Washington Street Newton, MA 02458					
FUNDING CATEGORIES	<i>CHECK ALL THAT APPLY.</i>	COMMUNITY HOUSING	X	HISTORIC RESOURCES	OPEN SPACE	RECREATION
BUDGET	<i>CP FUNDS REQUESTED:</i> \$136,244		<i>OTHER FUNDS TO BE USED:</i> \$18,900		<i>TOTAL PROJECT COST:</i> \$155,144	
SUMMARY	<i>Summarize goals & benefits in NO MORE THAN 300 WORDS (staff will edit longer summaries to fit that limit).</i>					

The goal of this project is to restore the exterior of the Jackson Homestead so it may continue to serve as Newton's History Museum and a link to important early residents of Newton and the Underground Railroad. The major physical needs of the Homestead have not been addressed since the late 1990's. Peeling paint and an intermittently leaky roof, is putting the structure of Newton's preeminent historic house at risk. In 2009 we are celebrating the 200th anniversary of the Homestead's construction----what better way to celebrate it than to restore it prime condition!

The work includes:

- Wood Repair:** of deteriorating storm window sashes, sills, shutters and trim and creation of new bulkhead doors
 - Exterior Painting:** of siding, brick, chimneys, gutters, downspouts, trim, shutters, windows, storm doors, entries, decks, porches, etc.
 - Roof:** removal of asphalt shingle roof and installation of new synthetic roof shingles, underlayment, flashing and accessories
 - Other:** removal and replacement of chimney flashing, recaulking of windows and replacement of glass where necessary, limited gutter replacement and oiling of wood gutters.
- (For more detail see Project Manual attached to this proposal.)

In addition, this project will require dust control and other work necessary for the Homestead to stay open during the 3 months that this project will require. In preparation for this project, the Museum will need to move collection items out of its attic so that they do not get damaged as the roof is repaired.

This project will allow the Jackson Homestead to continue serving the people of Newton through its exhibitions, programs, and collections as it preserve this historic building and collections.

1. HOW WILL CP FUNDS BE USED?	<i>Check all that apply.</i>	COMMUNITY HOUSING	HISTORIC RESOURCES	OPEN SPACE	RECREATION
		acquire			
	create		NOT ALLOWABLE		
<i>allowable IF resource was acquired or created with CP funds</i>	preserve		X		
	support		NOT ALLOWABLE	NOT ALLOWABLE	NOT ALLOWABLE
	rehabilitate/restore		X		

You may adjust spaces but USE NO MORE THAN ONE PAGE to answer all questions on this page. Attach supporting information on separate pages if needed (see checklist)

2. NEEDS & PRIORITIES: *How does this project address needs or priorities identified in the Community Preservation Plan, Comprehensive Plan, Open Space & Recreation Plan, Consolidated Plan for Housing & Community Development, or other citywide plans? (Short quotes with plan title, year & page.)*

Newton’s Comprehensive Plan envisions that by 2015 Newton will be nationally recognized for its innovative, community-based approach to “planning with history.” The FY08 Newton Community Preservation Plan (NCP) identifies the Newton History Museum as “a guiding force in creating and maintaining public awareness of the need to preserve Newton’s historic resources.” Together, these two plans highlight the need to use historical resources as a planning tool and the role of the Newton History Museum in that process.

Through its programs, exhibitions, and collections the Newton History Museum at The Jackson Homestead is uniquely qualified to serve the community of Newton as the major resource about local history. In addition, the Jackson Homestead is itself a valuable historic artifact, unveiling the story of a prominent family in Newton over time and Newton’s role in national history as a site on the Underground Railroad. This project not only preserves this important historic building but also the significant historic collections it contains.

The Jackson Homestead was listed on the NR (1978) and has been designated as a local landmark.

3. OTHER FUNDING: *What additional funding have you obtained or are you pursuing? Attach commitment letters or summaries/cover sheets from grant applications.*

Architects’ fees (\$18,900) to cover the cost of specifications development and project oversight have been allocated to the project through the city’s Public Buildings Department. The architects continue to have considerable responsibility in the project in terms of managing on-going project meetings and insuring that the project is implemented to high standards. CSS Architects, one of the department’s on-call architects with experience with historic buildings, has been selected.

4. STEWARDSHIP: *How will the project be maintained after CP funds have been spent? (Hint: “through the regular City budget” is seldom a persuasive answer.)*

The Jackson Homestead is owned by the city of Newton so it is cared for by the Public Buildings department of the city on an on-going basis. In addition, the Trustees of the Jackson Homestead, with assistance from the Board of the Newton Historical Society have oversight responsibility of the Museum. This is exercised, in this case, by the museum’s Buildings and Grounds Committee which is made up of volunteers who are professional architects and contractors. This committee reviews the Homestead’s physical condition bi-annually and makes recommendations about restoration and maintenance priorities. This year, this committee is chaired by Jonathan Kantar.

5. COMMUNITY CONTACTS: *List email addresses and/or phone numbers for at least 3 people willing to talk with us about community support for the project and the project managers’ qualifications. At least 2 of these contacts should be from outside the project’s immediate neighborhood; none should be the project manager.*

- Marcia Johnson, alderman, 617-965-4920, mjohnson2newtonma.gov
- Brian Yates, alderman, 617-244-2601, byates@newtonma.gov
- Claudia Wu, preservation activist, 617-965-7665, claudiaswu@netscape.net

Draft Project TIMELINE *If this project is funded, what critical milestones should we use to track its progress? If or when your project is funded, CP staff will work with you to add missing steps and participants.*

Project TITLE: Exterior Restoration of Jackson Homestead				
STEPS <i>BIG steps, SHORT descriptions!</i>	ASSISTANCE REQUIRED <i>What must other organizations or City depts. do (raise funds, issue permits, etc.)?</i>	START <i>season/year</i>	COMPLETE <i>season/year</i>	COST <i>estimate</i>
1 Procure funding from CPA	Public Buildings Department Newton History Museum Department	Now	Late February	Staff time
2 Project put out to bid and contractor(s) selected	Public Buildings Department	March 2009	April 2009	Staff time
3 Move Collections out of attic	Collections committee of NHM	April 2009	July 2009	\$3000
4 Implement Project	Architects, PBD, contractors, B&G Committee of NHM	April 2009	July 2009	\$133244
5 Wrap up details—evaluation		July 2009		Staff time
6				
7				
8				

See ATTACHMENTS in separate file.